

\$700,000 - 8 Everstone Rise Sw, Calgary

MLS® #A2265961

\$700,000

3 Bedroom, 4.00 Bathroom, 1,869 sqft

Residential on 0.09 Acres

Evergreen, Calgary, Alberta

Open House Saturday November 15th, 1pm-3pm! This 1869 sq ft, fully finished walkout home with an extensive list of features is sure to catch your attention. Let's start with the location. This well-maintained abode sits firmly on a prestigious walk-out lot & backs onto a peaceful walking path, just a minute away from a playground & a basketball court - giving you more space between your neighbours, and it also offers a great spot to take your dogs for a walk, or go for a walk, run, or bike yourself all the way to the beautiful Fish Creek Park & beyond! Note the extra width in the garage (just over 20 feet) - you can comfortably fit two proper vehicles & still have room for other items. With 36' of frontage on a traditional lot, it's a little wider than the average in Evergreen, and the front and back yards stay lush thanks to underground sprinklers. Inside, a spacious entrance welcomes you. The kitchen, updated with quartz countertops, features s/s appliances, wooden cabinets, a corner pantry & an island with a breakfast bar. Next is the living room, which proudly displays a gas fireplace at its centre, crowned with a proper wooden mantle. Thanks to a clever alteration of the original floor plan by the Sellers, the dining nook stands out from the competition as it easily accommodates a dining table for six, & possibly more. A doorway here leads you to a comfortable deck with an updated glass & aluminum railing, as well as a decorative privacy screen, allowing you to catch some



sun & fresh air. Finally, there is a powder room & a convenient laundry room that doubles as a mudroom, providing access to the double garage. Upstairs, the steps split to a splendidly cozy & graced-with-natural-light bonus room on the right, and the bedrooms & bathrooms on the left. The primary suite is simply grand and measures nearly 15'x19', which means you have the space for a king-sized bedroom set plus a reading nest, work station or nursery. A walk-in closet & a four-piece en-suite bathroom with a makeup counter, as well as a separate tub & shower, complement this retreat. The two other bedrooms are a good size and share another four-piece bathroom. In the walkout basement, you will find an inviting recreation room with a billiards table (comes with the house!) and a three-piece bathroom with a corner shower. The basement is your gateway to the gorgeous backyard, where you can appreciate the calm nature from the rear porch. Core memories get built here - a Christmas tree in the corner of the living room, adorned with soft blinking lights next to the dancing flames of the fireplace. Children running laps around the kitchen island as friends & family gather around the table for hors d'oeuvres & tabletop games while the turkey finishes in the oven. Yes, there are numerous options available on the market. If the features here aren't enough to convince you, I can tell you that a family grew here & created countless precious moments that they will cherish for a lifetime. Now it's your turn.

Built in 2003

Essential Information

MLS® #	A2265961
Price	\$700,000
Bedrooms	3

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,869
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	8 Everstone Rise Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4M3

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Oversized
# of Garages	2

Interior

Interior Features	Breakfast Bar, Kitchen Island, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Many Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 13th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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